

COUNCIL POLICY**CURRENT**

SUBJECT: RESIDENTIAL/COMMERCIAL/INDUSTRIAL DEVELOPMENT
POLICY NO.: 600-18
EFFECTIVE DATE: July 6, 1972

BACKGROUND:

The issue of residential/commercial/industrial development, particularly its timing and location, is of crucial importance to the long-range future of San Diego. The City's Progress Guide and General Plan recognizes this issue. Since its adoption in 1967, the General Plan has numbered as one of its principal objectives the Prevention of Sprawl. The accompanying explanatory paragraph in the General Plan text reads as follows:

The Plan contemplates that during the next two decades urban growth will be directed in an orderly manner, and that new suburban communities will be properly related to the patterning and phasing of greater San Diego's development. The Plan does not contemplate the creation of isolated, noncontiguous communities dependent upon the uneconomical and premature extension of governmental facilities and services for great distances.

Another principal objective of the General Plan has been

Development of a More Compact City.

The Plan will foster a greater intensity of land use development in and near the central area. For example, there are projected significant increases in residential densities in a broad arc around Centre City. In addition, buildups of lesser magnitude in land use intensity and function are proposed surrounding the City's major urban subcenters.

The need for a clear City policy is essential if future residential/commercial/industrial development or redevelopment is to take place in a reasonable time phase and in logical geographical locations which are based upon the best interests of the City as a whole.

There is a need for a City policy which will lead to programs 1) to regulate new residential, commercial, and industrial development in the largely undeveloped areas and more intensive development or redevelopment of areas previously urbanized so as to bring them into closer correspondence with the City's financial capability for providing the facilities and services needed to properly sustain such development; and 2) to assist the private sector in more intensive development and redevelopment in areas previously urbanized.

POLICY:

It shall be the policy of the Council to permit phased growth in undeveloped areas and more intensive development and redevelopment of areas previously urbanized only after a total cost/revenue analysis. The City Council shall establish growth priorities among the various areas now largely undeveloped. It shall be the policy of the City Council to assist the private sector in more intensive development and redevelopment of areas previously urbanized after a total cost/revenue analysis.

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IMPLEMENTATION:

The execution of this policy shall call for the City Council to establish growth priorities among the various areas now largely undeveloped as well as areas to be used for more intensive development or redevelopment. In establishing such priorities, the City Council shall utilize the following criteria:

1. The General Plan as hereinafter amended;
2. The inclusion of an area within an adopted community or master development plan. The City Council shall establish a program for phased development.
3. An analysis of the cost/revenue of the proposed development or redevelopment based on objective studies and to cover total expenditures, both capital and operating, by all governmental agencies, including but not limited to school districts. These studies shall also include the financial capability of the governmental agencies to render their services within the areas under consideration for development or redevelopment.
4. The results of environmental impact studies for the various areas under consideration for development or redevelopment. Such impact studies shall be based on standards imposed by law or adopted Council Policy.
5. The extent to which the proposed development or redevelopment accomplishes other physical, social and economic goals of the City as expressed in adopted Council Policy, ordinances, and resolutions.
6. The City Council will support and adopt legislation necessary to carry out the purpose of Council Policies.

HISTORY:

Adopted by Resolution R-206002 07/06/1972